

HALP Executive Committee Meeting of 6/13/2022

EC: Presiding Officer: Darcy Johnson, Clerk: Seth Wilpan; Colleen Byrnes, Ruth Anne Lundeberg, Laura Wallis, Lauren Vitiello, Sandra Hanig

ABSENT:

HOMEOWNERS: Wil Morin # 32; Susan Brazille Unit # 7, Patricia Bell #111

A. HOMEOWNERS MATTERS

1. Proposed Construction at Unit #32
See [Construction Form](#) and [Construction Plan](#)
2. Proposed Construction at Unit #7
[See Construction Request Document](#)
3. Sale of Unit #111: Title 5 passed and underground oil tank was removed and Fire Dept found no contamination of the ground.

B. APPROVAL OF MINUTES.

Approve Minutes of Meeting of 5/9/22. **Approved Online**

C. COMMITTEE REPORTS:

PRESIDENT'S REPORT

1. Unit #12 Easement is complete.
2. Update on LPA agreement: still awaiting word from our attorney Nick Grimaldi.
3. Contact on Unit #48. Owner says that they have plans for construction and septic. Work on this unit is overdue.

VICE-PRESIDENT'S REPORT

1. Completed orientation for #7
2. Orientation for new buyer #113 scheduled for June 14
3. Orientation for # 10 TBD. Closing is set for July 8
4. Have not heard from buyer of #111
5. Unit #10 is closing on July 8.

PROPERTY OFFICER REPORT

1. [See Minutes of the Property Committee meeting of 06/13/22](#)
2. Brief updates on
 - a. [Pancione Task List](#) / Work in the Park
 - b. Tree Work- I have met with Shea Tree Service with a final list for Tree Work in 2022 and am awaiting estimates on that Tree List.
 - c. Makerspace drafts of [Rules](#), [Membership Agreement](#) and [Pictures](#)
 - d. [Playground Group](#)

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3. Roof work on Chapel is postponed because the arrangement with the contractor fell through. Recommend that we include this in the budget for next year.

FINANCE OFFICER REPORT

[See the May Financial Statements](#)

CLERK REPORT

Pancione was given an account with our web hosting service which will include them on payment due notices and enable them to pay the invoice.

AT-LARGE REPORT

Lauren - No Report

Sandra -

1. Will meet Cindy Joy at Memorial Chapel on Wednesday at 1 PM to sort through things that the Archive committee may be interested in.
2. Dining Hall will be open for public use and Sandra will be closing it each night

LONG TERM PLANNING COMMITTEE REPORT

Norbert is working on setting up a meeting with the Ward 1 Councilor to discuss getting the park on the city sewer system

D. OLD BUSINESS

1. Report on Investments - Lauren and Ruth Anne. Pending.
2. Nominating Committee. Sandra and Ruth Anne will work on a message to the community to inform it of which positions will be vacant and to invite people to participate in the nominating committee or to fill one of the vacancies.

E. NEW BUSINESS

1. **MOTION.** Accept the resignation of President. **PASSED.**
2. **MOTION.** Accept the resignation of Property Officer. **PASSED**
3. **MOTION** Appointment of Louis Hasbrouck as Property Officer.
4. **MOTION:** Appoint Colleen and Darcy as advisors to the EC while they are still homeowners. **PASSED**
5. **MOTION:** Go into Executive Session: **PASSED**

After returning from Executive.

1. **MOTION:** Accept Item 1 of Executive Session. **PASSED**
2. **MOTION:** Accept Item 2 of Executive Session. **PASSED**
3. **MOTION:** Accept Item 3 of Executive Session. **PASSED**
4. **MOTION:** Accept Item 4 of Executive Session. **PASSED**

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Meeting adjourned: 9:05 PM

Next meeting: July 11, 2022 , 6:15 PM on zoom.